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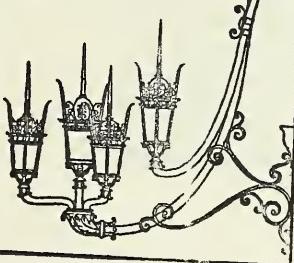
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PRELIMINARY DEVELOPMENT PROGRAMS AND GOALS  
FOR  
DUDLEY SQUARE

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March 4, 1991



## DRAFT

# PRELIMINARY DEVELOPMENT PROGRAMS AND GOALS FOR DUDLEY SQUARE

## PROLOGUE AND PURPOSE

The Dudley Square business district which comprises an area of approximately 60 acres bounded generally by Melnea Cass Boulevard on the north, Harrison Avenue on the east, the Roxbury civic center complex on the south, and Shawmut Avenue on the west has been designated an Economic Development District.

An inventory prepared in 1990, shows a total of 926,500 s.f. of space in the buildings in Dudley Square, not including the public buildings in the civic center complex. This includes approximately 400,000 s.f. of vacant non-residential space, 43 per cent of the total space in the district.

The purpose of this report is to present a series of alternative development programs for Dudley Square and to evaluate them in comparison to the existing inventory of space in the district to begin to establish goals for the economic development strategy that will be required to generate the employment, the incomes, the retail sales, and the households to support the final development program that will be prepared for Dudley Square.

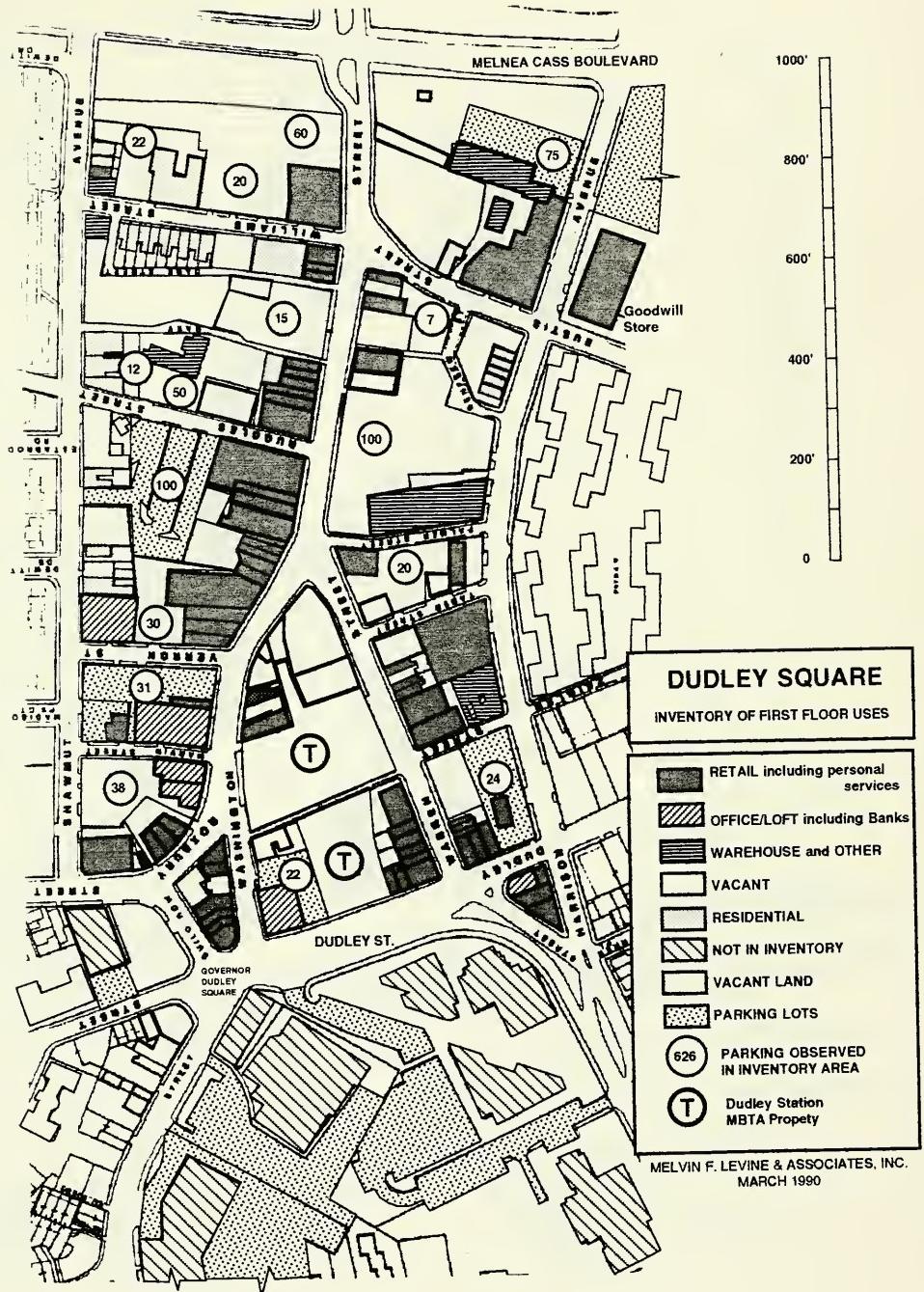
## ALTERNATIVE DEVELOPMENT PROGRAMS

Four alternative development programs are presented for review by the community. The total amount of occupied space in these programs ranges from 1.1 million s.f. to 1.3 million s.f. The average amount of space is 1.2 million s.f. The total amount of occupied space shown in the Dudley Square inventory is approximately 500,000 s.f. The overall goal for an economic development strategy for Dudley Square, therefore, is to generate employment and households to occupy 700,000 s.f. of non-residential and residential space in Dudley Square. Approximately 440,000 s.f. of this space would be conversions of existing vacant space. And approximately 260,000 s.f. would represent new construction.

## PRELIMINARY ECONOMIC DEVELOPMENT GOALS

1. Retail space would increase from 222,000 s.f. in 1990 to 300,000 s.f. by the year 2000: *sales go up 8% / yr,  
half of it goes to existing stores, another half goes to new stores*  
*R & D: 400 s.f./ employee  
average: 260 s.f.*  
If we assume that retail sales would increase at twice the rate of the increase in retail space, then retail sales would have to increase by 8 % a year for ten years.
2. Office and loft space would increase from 62,000 s.f. to 496,000 s.f. by the year 2000  
*an average increase of approximately 44,000 s.f. a year for ten years.*  
If we assume a ratio of 400 s.f. per employee for "office/loft" space, this translates into an employment goal of approximately 100 employees added a year for ten years.
3. Residential development would increase from approximately 200 housing units to 345 housing units by the year 2,000. This would mean an average of 15 households a year attracted to Dudley Square for ten years.

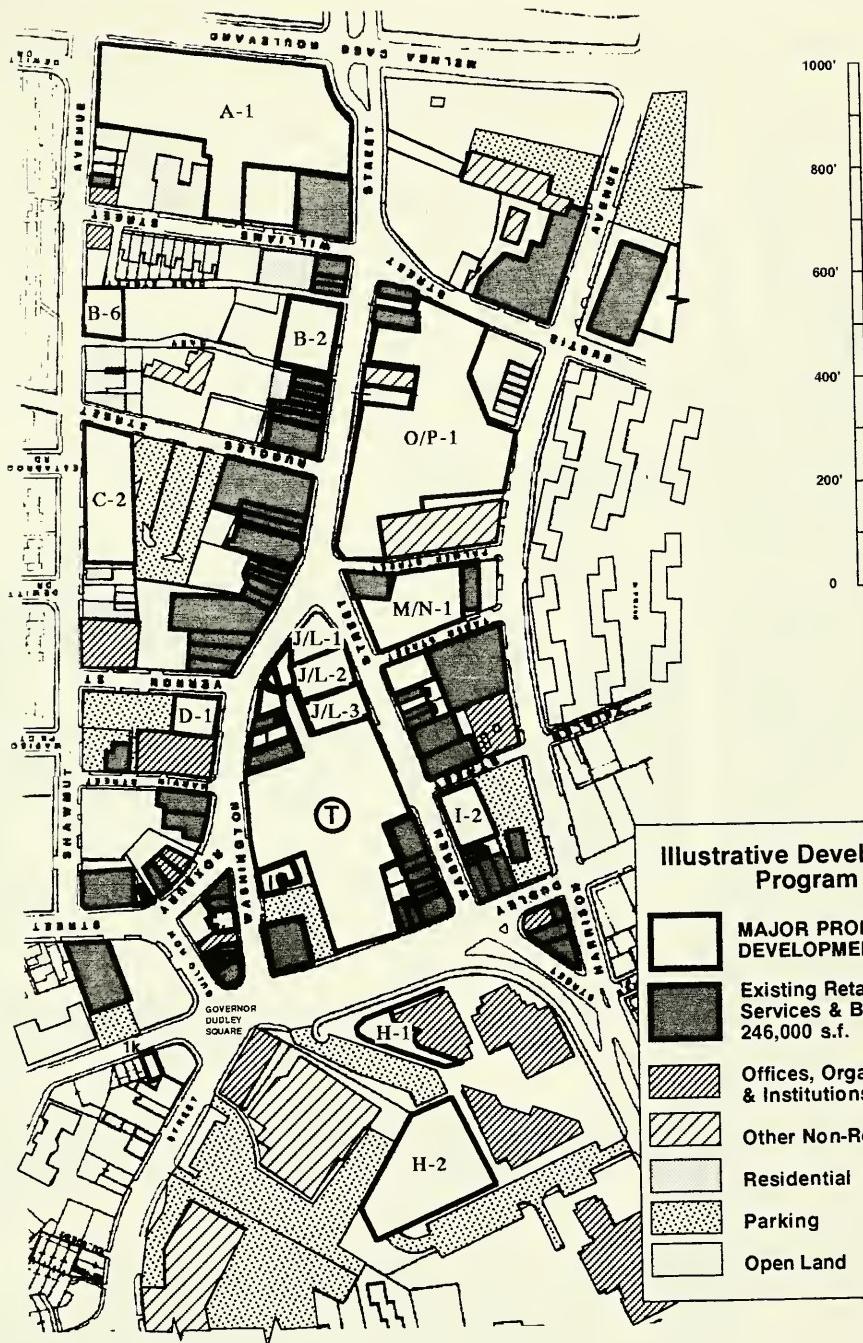






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## **Illustrative Development Program**

- |  |  |
|--|--|
|  | <b>MAJOR PROPOSED DEVELOPMENT PARCELS</b>                              |
|  | <b>Existing Retail, Consumer Services &amp; Banks<br/>246,000 s.f.</b> |
|  | <b>Offices, Organizations &amp; Institutions</b>                       |
|  | <b>Other Non-Residential</b>   |
|  | <b>Residential</b>   |
|  | <b>Parking</b>   |
|  | <b>Open Land</b>   |



SUMMARY OF DEVELOPMENT PROGRAMS

**COMPARISON OF DEVELOPMENT PROGRAMS WITH DUDLEY SQUARE INVENTORY**

SPACE	Alternative I	Alternative II	Alternative III-A	Alternative III-B	AVERAGES
Existing	402,020	406,970	417,820	383,820	402,658
Rehab	420,925	411,175	428,425	458,675	431,300
New	390,400	239,900	414,475	371,775	354,138
Total Space	1,213,345	1,064,045	1,260,720	1,214,270	1,188,095

SPACE-USE	Retail	Office/Loft	Warehouse	Other	Subtotal	Residential	Total Space
Retail	304,852	304,952	292,227	298,277	299,577		
Office/Loft	478,474	365,474	586,874	553,374	496,049		
Warehouse	62,000	52,000	52,000	35,000	50,250		
Other	58,000	58,000	58,000	58,000	58,000		
Subtotal	903,326	780,426	989,101	942,651	903,876		
Residential	310,019	283,619	271,619	271,619	284,219		
Total Space	1,213,345	1,064,045	1,260,720	1,214,270	1,188,095		

RESIDENTIAL UNITS	368	347	332	332	345
PKG SPACES	777	884	824	812	824
SPACE -USE AVERAGES					
Retail	299,577		222,300 Retail		77,277
Office/Loft	496,049		62,000 Office/Loft		434,049
Warehouse	50,250		94,500 Warehouse and Other		-44,250
Other	58,000		403,000 Vacant Non-Residential		-345,000
Subtotal	903,876		781,800 Subtotal Non-Res		122,076
Residential	284,219		144,700 Residential		139,519
Total Space	1,188,095		926,500 NET TOTAL NEW SPACE		261,595
Res. Units	345		Residential Units Added		145
Pkg Spaces	824		Parking Spaces Added		198

**ECONOMIC DEVELOPMENT STRATEGY GOALS**

(a) Approximately half of the 77,277 s.f. of "Retail space" added would converted from "Vacant Non-Residential".

The remainder would be NEW SPACE. This represents a goal for increasing retail space of 35 %.

If we assume, for example, that some percentage of the increases in retail sales would go to existing retail stores the goal for increasing retail sales would be substantially higher than 35 % to support the added retail space.

(a) A majority of the "Office/Loft" space added would be from "converted" "Vacant Non-Residential" space.

This would accommodate the employment added in the Dudley Square economic development district.

Using a ratio of 400 s.f. of "Office/Loft" space/employee, the goal for the economic development strategy

for Dudley Square would be (434,049 s.f. divided by 400 s.f./emp) = 1,085 employees added.

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ALTERNATIVE I

DUDLEY SQUARE DEVELOPMENT PROGRAM										RESIDENTIAL UNITS		OTHER UNITS	
ALTERNATIVE I		No Footprint		Existing		Rehab		Retail		Office		Warehouse	
Address	Lot Area	Firs print	1st	Upper	1st	Upper	1st	13,600	13,600	13,600	13,600	Res Space	Loft Units
A-1	2101 Wash	69,080	2	13,600				13,600	13,600	13,600	13,600	38,400	36
A-2	700 Shawmut	38,640	3	12,800				12,800	25,600	36	16 Res/Fals	3,150	3
A-3	716 Shawmut	1,297	2	1,575				1,575	1,575	3	Res/Fals		
A-4	712 Shawmut	2,496	1	2,800				2,800	na		Community Use		
A-5	2103 Wash	18,670	4	10,000				10,000	30,000		18 Retail/Off	30,000	
A-6	37 Williams	23,780	3	9,400	9,400						17 Res/Appls		
A-7	720 Shawmut	1,806	3	1,800	1,800						Elks Club		
A-8	718 Shawmut	1,227	3	1,200	1,200						Res/Fals		
A-9	714 Shawmut	1,353	3	1,300	1,300						Res/Fals		
B-1	2121 Wash	11,822	4	11,200	11,200				33,600			6 Retail/Off	11,200
B-2	2149 Wash	27,750	3	7,125				7,125	14,250	16	18 Retail/Off	7,125	
B-3	2141 r Wash	7,050	3	2,302				2,302	4,604		Loft	6,906	
B-4	2167/93 Wash	16,730	3	13,572	13,572				27,144			Retail/Off	13,572
B-5	25 Ruggles	27,516	3	4,670				4,670	9,340	15	20 Res/Appls	27,144	
B-6	736 Ruggles	3,750	3	800							Res/Fals	14,010	15
B-7	9 Ruggles	8,158	3	4,700				2,800	5,600	9	29 Res/Appls	8,400	9
B-8	750 Shawmut	11,985	3	8,600	8,600						Res/Appls	14,100	15
B-9	722 Shawmut	6,000	3	1,900	1,900						Mosque	25,800	27
B-10	24/40 Williams	16,280	3	7,200	7,200						Res/Fals	21,600	27
C-1	2201 Wash	14,116	4	11,676	11,676				35,028			Retail/Off	11,676
C-2	760/780 Shawmut	29,700	2	7,000					7,000	7,000	30	18 Res/Fals	35,028
C-3	10 Ruggles	37,625	pk9	37,625							61 Parking	14,000	30
C-4	2221/41 Wash	15,518	3	11,800	11,800						Walkway	6,000	
C-5	225/59 Wash	16,089	2	6,000	6,000						6 Retail/Off	11,800	
C-6	2269/Wash	26,786	18B	11,000	11,000						Robells	22,000	
C-7	2288/89 Wash	7,987	3	7,000	7,000						Retail/Off	7,000	
C-8	2729 Vernon	9,557	2	6,400	6,400						Salvation Army	12,800	
C-9	788/94 Shawmut	9,242	3	2,900	2,900						Res/Fals	8	
D-1	2305 Wash	6,400	3	6,400							Retail/Off	6,400	12,800
D-2	do rear	21,530	pk9	21,530							Parking	37	
D-3	2321/37 Wash	11,600	2	11,600	11,600						Office		23,200
E-1	11/28 Roxbury	10,500	2	4,800	4,800						Retail/Off	4,800	
E-2	33/35 Roxbury	6,459	4	5,394							Res/Fals	5,394	
E-3	23/34/45 Wash	1,242	2	800	800						Retail/Off	800	
E-4		25,817	2	6,300	6,300						Bank/Off	12,600	
I-1	150 Dudley	6,600	3	5,78							Retail/Off	5,578	11,156
I-2	4250 Warren	8,286	1	8,050							Retail	8,050	
I-3	160 Dudley	18,925	1	1,400	1,400						Retail	1,400	
J-1	Warren	5,974	5	4,615							Retail/Off	4,615	



ALTERNATIVE |



## ALTERNATIVE II

DUDLEY SQUARE DEVELOPMENT PROGRAM										
ALTERNATIVE II		No.			Footprint		Existing		Rehab	
Address	Lot Area	Firs	print	1st	Upper	1st	Upper	New	1st	Upper
A-1 2101 Wash	69,090	1	26,400					26,400		
A-2 700 Siwmt	38,640	pkg	38,640							
A-3 716 Siwmt	1,297	2	1,575							
A-4 712 Siwmt	2,496	1	2,800							
A-5 2103 Wash	18,670	4	10,000					10,000	30,000	
A-6 37 Williams	23,780	3	9,400	9,400	16,700					
A-7 720 Siwmt	1,806	3	1,800	1,800	3,600					
A-8 718 Siwmt	1,227	3	1,200	1,200	2,400					
A-9 714 Siwmt	1,353	3	1,300	1,300	2,900					
B-1 2121 Wash	11,822	4	11,200	11,200				33,600		
B-2 2149 Wash	25,750	3	7,125							
B-3 2141 r Wash	7,050	3	2,302							
B-4 2167/93 Wash	16,730	3	13,572	13,572	27,144					
B-5 25 Ruggles	25,716	3	4,670					4,670	9,340	
B-6 736 Shawmut	35,750	3	2,800							
B-7 9 Ruggles	8,158	3	4,700							
B-8 722 Shawmut	11,965	3	8,600	8,600	17,200					
B-9 720 Williams	6,000	3	1,900	1,900	3,800					
B-10 24/40 Williams	16,280	3	7,200	7,200	14,400					
C-1 2201 Wash	14,116	4	11,676	11,676				35,028		
C-2 760/780 Siwmt	29,700	2	7,000							
C-3 10 Ruggles	37,625	pkg	37,625							
C-4 2249 Wash	1,000	wkwy	1,000							
C-5 2221/41 Wash	15,518	3	11,800	11,800				23,800		
C-6 2251/59 Wash	16,069	2	6,000	6,000						
C-7 2268/89 Wash	26,786	1/B	11,000	11,000						
C-8 2283/69 Wash	7,997	3	7,000	7,000						
C-9 27/29 Vernon	9,557	2	6,400	6,400						
C-10 78/94 Siwmt	9,242	3	2,900	2,900						
D-1 2305 Wash	6,400	3	6,400					6,400	12,800	
D-2 do rear	21,530	pkg	21,530							
D-3 2321/37 Wash	11,600	2	11,600	11,600						
E-1 11/29 Roxbury	10,500	2	4,800	4,800						
E-2 3/15 Roxbury	6,459	4	5,394	5,394						
E-3 33/35 Roxbury	1,242	2	800	800						
E-4 2343/45 Wash	25,817	2	6,300	6,300						
I-1 150 Dudley	6,600	3	5,578					5,578	11,156	
I-2 42/50 Warren	8,296	1	8,050							
I-3 160 Dudley	18,925	1	1,400	1,400						
J/L-1 1 Warren	5,974	5	4,615							
J/L-2 1 Warren	4,615		4,615							
J/L-3 1 Warren	1,400		1,400							
J/L-4 1 Warren	1,400		1,400							
J/L-5 1 Warren	1,400		1,400							
J/L-6 1 Warren	1,400		1,400							
J/L-7 1 Warren	1,400		1,400							
J/L-8 1 Warren	1,400		1,400							
J/L-9 1 Warren	1,400		1,400							
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J/L-124 1 Warren	1,400		1,400							



ALTERNATIVE II



## ALTERNATIVE II-A

DUDLEY SQUARE DEVELOPMENT PROGRAM										RETAIL	OFFICE	WAREHOUSE	RESIDENTIAL	OTHER	PARKING	
ALTERNATIVE III-A		No.	Floor print	Existing	Upper	Rehab 1st	1st	New	1st	Upper	Res Units	PKg Specs	Office	Loft	Space	Units
Address	Lot Area	Flrs									96 PKg Res/Ftals					96
A-1	2101 Wash	69,080	5	13,600							3				3,150	3
A-2	700 Shwmt	38,640	pk9	31,800											2,800	
A-3	716 Shwmt	1,297	2	1,575												
A-4	712 Shwmt	2,496	1	2,800												
A-5	2103 Wash	18,670	4	10,000												18
A-6	37 Williams	23,780	3	9,400	9,400	16,700					36	17 Res/Aptis	10,000	30,000	26,100	36
A-7	720 Shwmt	1,886	3	1,800	1,800	3,600										17
A-8	718 Shwmt	1,227	3	1,200	1,200	2,400										5,400
A-9	714 Shwmt	1,353	3	1,300	1,300	2,600										3,600
B-1	2121 Wash	11,822	4	11,200	11,200						33,600					3,900
B-2	2149 Wash	25,750	3	7,125												
B-3	2141 r Wash	7,050	3													
B-4	2167/93 Wash	16,730	3	13,572												
B-5	25 Ruggles	27,516	3	4,670												
B-6	736 Shawmut	35,750	3	2,800												
B-7	9 Ruggles	8,158	3	4,700												
B-8	750 Shawmut	11,985	3	8,600	8,600	17,200										
B-9	722 Shawmut	6,000	3	1,900	1,900	3,800										
B-10	24/40 Williams	16,280	3	7,200	7,200	14,400										
C-1	2201 Wash	14,116	4	11,676							35,028					
C-2	760/780 Shwmt	29,700	2	7,000							7,000					
C-3	10 Ruggles	37,625	pk9	37,625								18 Res/Ftals				
C-4	2249 Wash	1,000	wkwy	1,000								61 Parking				
C-5	2221/41 Wash	15,518	3	11,800	11,800											
C-6	2251/59 Wash	16,069	2	6,000	6,000	6,000										
C-7	2269 Wash	7,786	18B	11,000	11,000	11,000										
C-8	2283/89 Wash	7,987	3	7,000	7,000	14,000										
C-9	27/29 Vernon	9,557	2	6,400	6,400	6,400										
C-10	788/94 Shwmt	9,242	3	2,900	2,900	4,700										
D-1	2305 Wash	6,400	3	6,400							6,400	12,800				
D-2	do rear	21,550	pk9	21,530												
D-3	2321/37 Wash	11,600	2	11,600	11,600											
E-1	11/29 Roxbury	10,500	2	4,800	4,800											
E-2	37/51 Roxbury	6,459	4	5,394	5,394											
E-3	33/35 Roxbury	1,242	2	800	800											
E-4	234/345 Wash	25,817	2	6,300	6,300											
I-1	150 Dudley	6,600	3	5,578												
I-2	42/50 Warren	8,296	1	8,050												
I-3	160 Dudley	18,926	1	1,400	1,400											
J/L-1	1 Warren	5,974	5	4,615												

J/L-1 4,615 18,460







### **ALTERNATIVE III-B**

DUDLEY SQUARE DEVELOPMENT PROGRAM										ALTERNATIVE III-B		No		Existing		Rehab		New		Retail		Office		Warehouse		Other Par-	
Address		Lot Area		Firs- print		1st		Upper		1st		Upper		1st		Units		Loft		House		Space		King			
A-1	2101 Wash	69,090	5	31,800	13,600											96 Pkg Res/Flats	96 Pkg Comm/Unit Use	3,150	3	2,800	65,000	96					
A-2	700 Shawmut	38,640	pkg	1,287	2	1,575		1,575	1,575	2,800	na	10,000	30,000			18 Retail/Off	10,000	30,000		26,100	36	18					
A-3	716 Shawmut	2,496	1	10,000	10,000											17 Res/Flats	17 Res/Flats			14,250	16	17					
A-4	712 Shawmut	18,670	3	9,400	9,400											17 Res/Flats	17 Res/Flats			14,250	16	17					
A-5	2103 Wash	23,780	3	1,800	1,800											17 Res/Flats	17 Res/Flats			14,250	16	17					
A-6	37 Williams	1,806	3	1,200	1,200											17 Res/Flats	17 Res/Flats			14,250	16	17					
A-7	720 Shawmut	1,227	3	1,300	1,300											17 Res/Flats	17 Res/Flats			14,250	16	17					
A-8	718 Shawmut	1,355	3	1,300	1,300											17 Res/Flats	17 Res/Flats			14,250	16	17					
A-9	714 Shawmut															17 Res/Flats	17 Res/Flats			14,250	16	17					
B-1	2121 Wash	11,822	4	11,200	11,200											17 Res/Flats	17 Res/Flats			14,250	16	17					
B-2	2141 Wash	25,750	3	7,125	7,125											17 Res/Flats	17 Res/Flats			14,250	16	17					
B-3	2167/93 Wash	7,050	3	2,302	13,572											17 Res/Flats	17 Res/Flats			14,250	16	17					
B-4	2167/93 Wash	16,730	3	13,572	13,572											17 Res/Flats	17 Res/Flats			14,250	16	17					
B-5	25 Ruggles	27,516	3	4,670	4,670											17 Res/Flats	17 Res/Flats			14,250	16	17					
B-6	736 Shawmut	35,750	3	2,860	4,700											17 Res/Flats	17 Res/Flats			14,250	16	17					
B-7	9 Ruggles	8,158	3	8,600	8,600											17 Res/Flats	17 Res/Flats			14,250	16	17					
B-8	750 Shawmut	11,985	3	1,900	1,900											17 Res/Flats	17 Res/Flats			14,250	16	17					
B-9	722 Shawmut	6,000	3	1,900	1,900											17 Res/Flats	17 Res/Flats			14,250	16	17					
B-10	24/40 Williams	16,280	3	7,200	7,200											17 Res/Flats	17 Res/Flats			14,250	16	17					
C-1	2201 Wash	14,116	4	11,676	11,676											17 Res/Flats	17 Res/Flats			14,250	16	17					
C-2	760/780 Shawmut	29,700	2	7,000	7,000											17 Res/Flats	17 Res/Flats			14,250	16	17					
C-3	10 Fuggles	37,625	pkg	37,625												17 Res/Flats	17 Res/Flats			14,250	16	17					
C-4	2245/41 Wash	1,000	wkwy	1,000												17 Res/Flats	17 Res/Flats			14,250	16	17					
C-5	2225/41 Wash	15,518	3	11,800	11,800											17 Res/Flats	17 Res/Flats			14,250	16	17					
C-6	225/59 Wash	16,099	2	6,000	6,000											17 Res/Flats	17 Res/Flats			14,250	16	17					
C-7	226/59 Wash	26,786	1&8	11,000	11,000											17 Res/Flats	17 Res/Flats			14,250	16	17					
C-8	228/39 Wash	7,597	3	7,000	7,000											17 Res/Flats	17 Res/Flats			14,250	16	17					
C-9	27/29 Vernon	9,557	2	6,400	6,400											17 Res/Flats	17 Res/Flats			14,250	16	17					
C-10	78/84 Shawmut	9,242	3	2,900	2,900											17 Res/Flats	17 Res/Flats			14,250	16	17					
D-1	2305 Wash	6,400	3	6,400												17 Res/Flats	17 Res/Flats			14,250	16	17					
D-2	do rear	21,530	pkg	21,530												17 Res/Flats	17 Res/Flats			14,250	16	17					
D-3	2321/37 Wash	11,600	2	11,600	11,600											17 Res/Flats	17 Res/Flats			14,250	16	17					
E-1	11/29 Roxbury	10,500	2	4,800	4,800											17 Res/Flats	17 Res/Flats			14,250	16	17					
E-2	37/51 Roxbury	6,459	4	5,394	5,394											17 Res/Flats	17 Res/Flats			14,250	16	17					
E-3	33/35 Roxbury	1,242	2	800	800											17 Res/Flats	17 Res/Flats			14,250	16	17					
E-4	23/45/45 Wash	25,817	2	6,300	6,300											17 Res/Flats	17 Res/Flats			14,250	16	17					
I-1	150 Dudley	6,600	3	5,578												17 Res/Flats	17 Res/Flats			14,250	16	17					
I-2	4250 Warren	8,296	1	8,050												17 Res/Flats	17 Res/Flats			14,250	16	17					
I-3	160 Dudley	18,925	1	1,400	1,400											17 Res/Flats	17 Res/Flats			14,250	16	17					
JL-1	1 Warren	5,974	5	4,615												17 Res/Flats	17 Res/Flats			14,250	16	17					





